
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: June 7, 2006

SITE PLAN: **SP-06-0004**

TITLE: **Stefanou Property – 20 Maryland Ave**

REQUEST: **FINAL PLAN APPROVAL**
for front porch and rear sunroom additions

ZONE: R-90 (Medium Density Residential)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant/Owner - Constantine Stefanou

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

Exhibit 1: Application

Exhibit 2: Site location map

Exhibit 3: Photographs of existing conditions

Exhibit 4: HPAC minutes (DRAFT), May 4, 2006

Exhibit 5: Section 24-21.1 of the City's Zoning Ordinance

Exhibit 6: House location plat with proposed additions

Exhibit 7: Proposed elevations of the front porch

Exhibit 8: Proposed elevations of the rear sunroom

Exhibit 9: Porch and sunroom details

STAFF COMMENTS

Site plan SP-06-0004, submitted by Constantine Stefanou, is a request for a 224-square foot front porch and a 176-square foot rear sunroom at 20 Maryland Avenue. The subject property is located at the corner of Maryland Avenue and Highland Avenue, south of Montgomery Avenue, west of Russell Avenue and is located in the Realty Park subdivision, a R-90 (Medium Density Residential) Zoned neighborhood (Exhibit #2).

It has been determined the structure at 20 Maryland Avenue is a nonconforming structure, which requires Planning Commission approval. The property has two front yards because it faces Maryland Avenue and Highland Avenue as a corner property. The west side of the house extends past the thirty-foot front yard setback (facing Highland Avenue) causing it to be nonconforming. Section 24-21.1. - "Enlargement, relocation, replacement, repair or alteration of nonconforming structures" states:

"Anything to the contrary in this chapter notwithstanding, the planning commission shall be authorized to permit any nonconforming structure, or any structure occupied by a nonconforming use, to be enlarged, relocated, replaced, repaired or structurally altered in any zone upon a finding by the commission that such work will not adversely affect the use or development of any other property, upon such conditions as the commission shall find necessary to avoid such adverse effect."

This section of the City's Zoning Ordinance allows the Planning Commission to approve additions to the structure which will further impede into the front yard setbacks. The applicant will not be required to apply for a variance from the Board of Appeals.

The scope of the application encompasses a front porch that will run the twenty-eight foot lengths of the front façade facing Maryland Avenue. The porch is eight feet wide and has a roof, so it is considered an enlargement of the footprint of the main structure. The concrete porch will have a stone finish, along with a copper standing seam roof to be supported by fiberglass columns.

The rear sunroom is proposed to be a two-story, 176-square feet addition. Like the front porch, it will have a natural stone veneer façade. The sunroom will also have double hung windows on all three elevations and architectural grade shingles. There will be a single door and concrete steps leading down to grade level.

The architectural design of the front porch and rear sunroom was brought before the Historic Preservation Advisory Committee (HPAC) because Realty Park is a proposed historic district (see Exhibit #4). The applicant presented the proposals to the HPAC at their May meeting as a Courtesy Review, where they made the following suggestions:

1. Adjust pillar base widths on front porch columns as suggested;
2. Align door with the top window directly above on the east elevation of the sunroom;
3. Add stone detail above and below the proposed windows to match the existing windows; and
4. Adjust house location plat to reflect correct length of front porch; the correct dimension being twenty-eight (28) feet wide.

The applicant has made the appropriate changes to the drawings to reflect HPAC's recommendations. The revised elevations and details are the ones included in the package.

Staff finds SP-06-0004 to be in conformance with Section 24-21.1 and 24-170 of the City Code and recommends approval.

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: 301-258-6330 • Fax: 301-258-6336
 plancode@gaitthersburgmd.gov • www.gaithersburgmd.gov

SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
 and Article V of the City Code

Application #	SP-06-0004
Date Filed	4-26-06
Total Fee	\$100.00

- ☐ CONCEPT
☐ PRELIMINARY
☒ FINAL (MXD FEE APPLIES)
☐ SCHEMATIC DEVELOPMENT

1. SUBJECT PROPERTY

Project Name PORCH/SUNROOM
 Street Address 20 MARYLAND AVE
 Zoning IR-90 Historic area designation ☐ Yes ☒ No
 Lot 2/5+46 Block _____ Subdivision _____
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name CONSTANTINE E STEFANO
 Street Address 20 MARYLAND AVE Suite No. _____
 City Gaithersburg State MD Zip Code 20877
 Telephones: Work 301-258-7777 x1 Home 301-963-9754
cell 301-641-1855

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) _____
 Name of previously approved Final Plan (if applicable) _____

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name OWNER
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite No. _____
 City _____ State _____ Zip Code _____

Engineer's Name OWNER
 Engineer's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite No. _____
 City _____ State _____ Zip Code _____

Developer's Name OWNER
 Street Address _____ Suite No. _____
 City _____ State _____ Zip Code _____
 Contact Person _____

5. PROPERTY OWNER

Name CONSTANTINE E STEFANO
 Street Address 20 MARYLAND AVE Suite No. _____
 City Gaithersburg State MD Zip Code 20877
 Telephones: Work 301-258-7777 x1 Home 301-963-9754

continued on reverse side

6. PRIMARY USE

☐ Mixed Use

☐ Non-Residential

☒ Residential

7. PROPOSED UNIT TYPE

☐ Mixed Use

☐ Retail/Commercial

☐ Other

☐ Office/Professional

☐ Residential Multi-Family

☐ Restaurant

☒ Residential Single Family

8. WORK DESCRIPTION

PORCH - MARYLAND AVE
SUN ROOM - HIGHLAND

9. PROJECT DETAIL INFORMATION. Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		580	
2. Site Area (acres)		402	
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: qA qB qC	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total		982	

SUBMISSION REQUIREMENTS

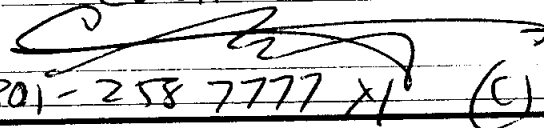
1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

CHRISTINE E STEFANON

Applicant's Signature



Daytime Telephone

301-258 7777 X1 (C) 301 641 1855

Date

4/25/06

SP-06-0004 20 Maryland Avenue



SP-06-0004
Exhibit#2
6-7-06
PENGAD 800-631-6989

20 Maryland Avenue



front (south)



Right side elevation
(east)

SP-06-0004
Exhibit #3
6-7-06

PENNSAD 800-631-6980

20 Maryland Avenue



Rear elevation
(north)



left side elevation, facing Highland Ave.
(west)

20 Maryland Avenue



north-east elevation
Rear/Right

suggested for simplicity that he might consider using more one-over-one windows which would make it look less busy. Mr. Broadhurst agreed and said that there could be more of a balance of the facade with the shifting of windows.

Member Bernstein was concerned that the facade was matching the house too closely. Mr. Broadhurst responded that it is a separate building with added textural differences and placement of windows that will set it apart from the main house. Member Coratola liked the rhythm of the building which works well with the three gables. He suggested making the projecting gables a little more solid and the recesses more transparent by adding more glass between the bay window. Member Drzyzgula asked if the two pine trees and one maple were being removed to which Mr. Broadhurst responded that they are to be removed, but will be replaced. Ms. Drzyzgula suggested realignment of the parking lot to allow for the installation of a larger shade tree and ultimately adding more green space.

Mr. Warren Johnson, 104 Chestnut Street, commented that the proposed project is a mirror image of the existing historic site and suggested an alternative be looked at that provides a complete differentiation of the new construction from the old. Mr. O'Neill responded that he wants to keep the Brewster-Lipscomb house prominent and the buildings will be recessed behind the house. After several iterations of the facade, Mr. O'Neill said the facades that he tried that were different did not work and therefore he wanted something to support the house and carry the features over but not exactly copy it.

V. COURTESY REVIEWS

Applicant: Gus Stefano
20 Maryland Avenue
Request for front porch and rear sunroom additions

Ms. Marsh said the property is located in the proposed Realty Park Historic District and the application will have to go before the Planning Commission for approval. The house itself is a non-conforming structure because of the way it is built on the lot. The applicant will have to apply to alter the non-conforming structure and there is specific allowance in the City Code that specifies the Planning Commission can grant alterations to non-conforming structures. She said that any discussion from the courtesy review will be forwarded to the Planning Commission along with staff comments and recommendations.

Mr. Gus Stefano, applicant, was proposing to construct a front porch addition with a compatible standing seam copper roof and pillars to match with the base of the current stone structure. He is also proposing the addition of a sunroom to the rear of the house. Member Drzyzgula said that the porch as proposed fits the front of the house better than originally proposed. Member Coratola expressed concern that the styling of railing with the cutouts might be too large to meet code requirements. Chairperson Arkin suggested the proportions of the columns be adjusted to line up with the shaft of the column.

Responding to questioning, Mr. Stefano said that the stone work underneath the windows would be identical to what is on the main house. Chairperson Arkin voiced concern with the symmetry of the second floor window and door on the east elevation of the house. He suggested shifting the door alignment so that the outside edge lines up with the second floor window. It was also

suggested that on the east and west elevations the two second story windows could be changed to one large window as there is not sufficient space between the two for the stone work.

VI. TAX CREDIT APPLICATIONS

1. TCE-54 19 Walker Avenue
Applicants: Arthur and Ann Ferguson

Member Coratola questioned whether the applicants could receive tax credit for the plans and permits, demolition, excavation for the footers and slab, the PVC trim, and the clean-up and removal of construction debris. Planner Patula said that plans and permits and concrete for footers and slab have been included on prior applications. It was suggested that the builder breakdown the list of costs and remove the line items for the installation of sod and PVC trim, and change the word demolition to site preparation.

It was the consensus of the Committee that the work would qualify for the tax credits.

Motion was made by Member Coratola, seconded by Member Bernstein, to recommend TCE-54, 19 Walker Avenue eligible for tax credit benefits finding the eligible work in compliance with Montgomery County Tax Credit criteria with the adjustments as discussed.

VOTE: 4-0

2. TCE-55 16 Walker Avenue
Applicants: Robert and Cathy Drzyzgula

(Member Cathy Drzyzgula recused herself from the meeting for this tax credit application.)

Ms. Drzyzgula clarified that the original contractor did not perform satisfactorily requiring a negotiated settlement before a second contractor could complete the work.

It was the consensus of the Committee that the remaining work would qualify for the tax credits.

Motion was made by Member Bernstein, seconded by Member Coratola, to recommend TCE-55, 16 Walker Avenue, eligible for tax credit benefits finding the eligible work in compliance with Montgomery County Tax Credit criteria.

VOTE: 3-0

(Member Drzyzgula returned for the remainder of the meeting)

- (e) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for eighteen months during any three-year period, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located.
- (f) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

(Ord. No. O-2-65, art. 1, § 4; Ord. No. O-18-82, § 1)

Sec. 24-20. Repairs and maintenance.

On any structure devoted in whole or in part to any nonconforming use, work may be done in any period of twelve consecutive months on ordinary repairs or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding ten percent of the current replacement value of the structure; provided, that the cubic content of the structure shall not be increased.

Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

(Ord. No. O-2-65, art. 1, § 4)

Sec. 24-21. Uses under exception provisions not nonconforming uses.

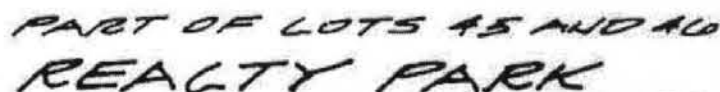
Any use for which a special exception is permitted as provided in this chapter shall not be deemed a nonconforming use, but shall, without further action, be deemed a conforming use in such zone.

(Ord. No. O-2-65, art. 1, § 4)

Sec. 24-21.1. Enlargement, relocation, replacement, repair or alteration of nonconforming structures.

Anything to the contrary in this chapter notwithstanding, the planning commission shall be authorized to permit any nonconforming structure, or any structure occupied by a nonconforming use, to be enlarged, relocated, replaced, repaired or structurally altered in any zone upon a finding by the commission that such work will not adversely affect the use or development of any other property, upon such conditions as the commission shall find necessary to avoid such adverse effect.

(Ord. No. O-07-78)



I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold

Maryland RLS Reg. No. 10767

Address: 20 MARYLAND AVENUE
District: 9
Jurisdiction: MONTGOMERY COUNTY MD.

NO TITLE REPORT FURNISHED

SCOPE OF WORKS:

1. CONSTRUCTION OF PROPOSED BACK SUNROOM & FRONT PORCH
2. CONSTRUCTION OF 2 STORY SUNROOM ACCESSIBLE FROM FIRST AND SECOND LEVEL
3. INSTALL ROOF OVER FRONT PORCH AND INSTALL PTD MTL GRILL

WALL TYPES:

1. 2"x6" WD STUD @ 16" O.C. W/ BATT INSULATION BETWEEN STUDS, NATURAL STONE VENEER OVER 5/8" OSB W/ TYVEK HOME WRAP & 1/2" PTD GNB INT. WALL

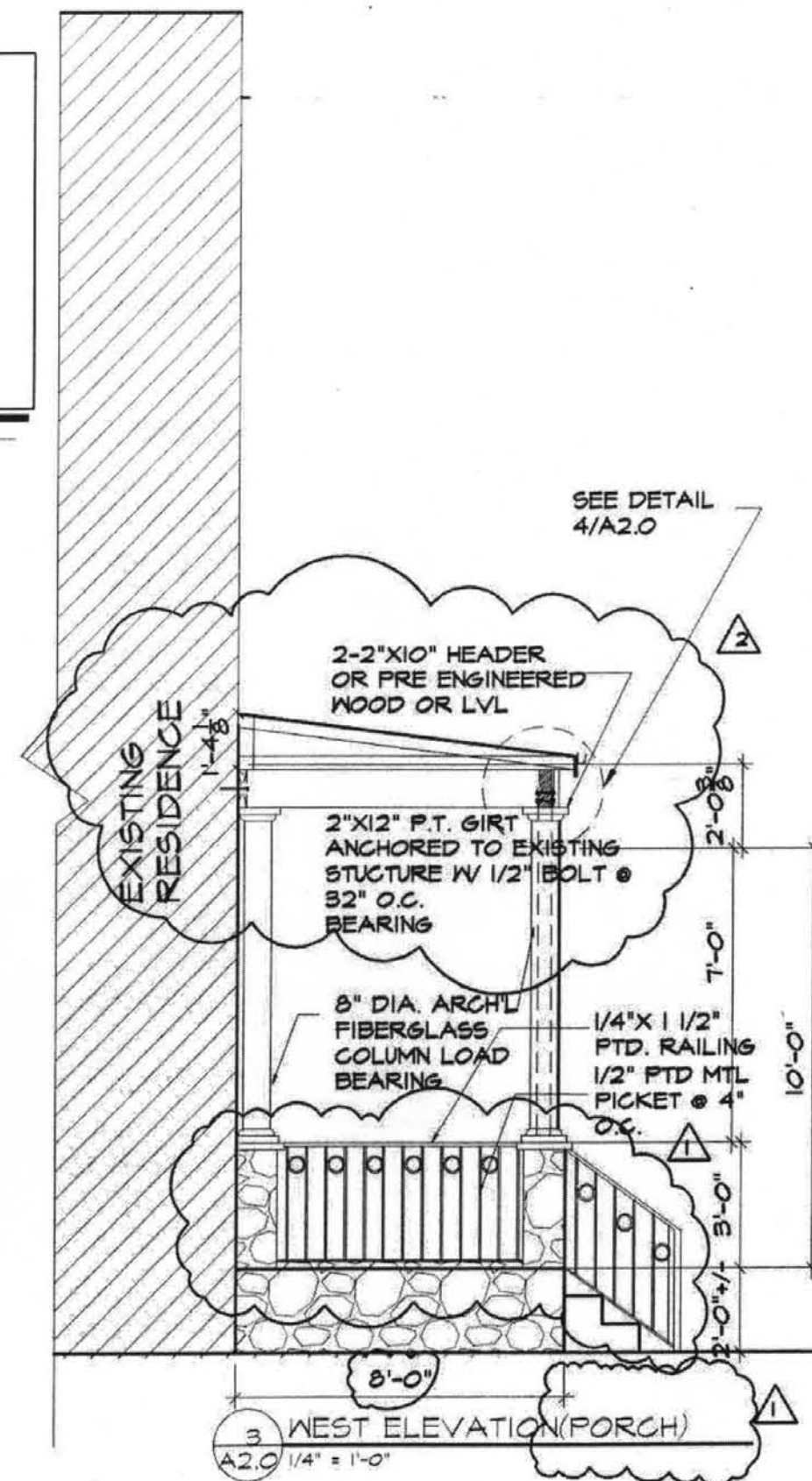
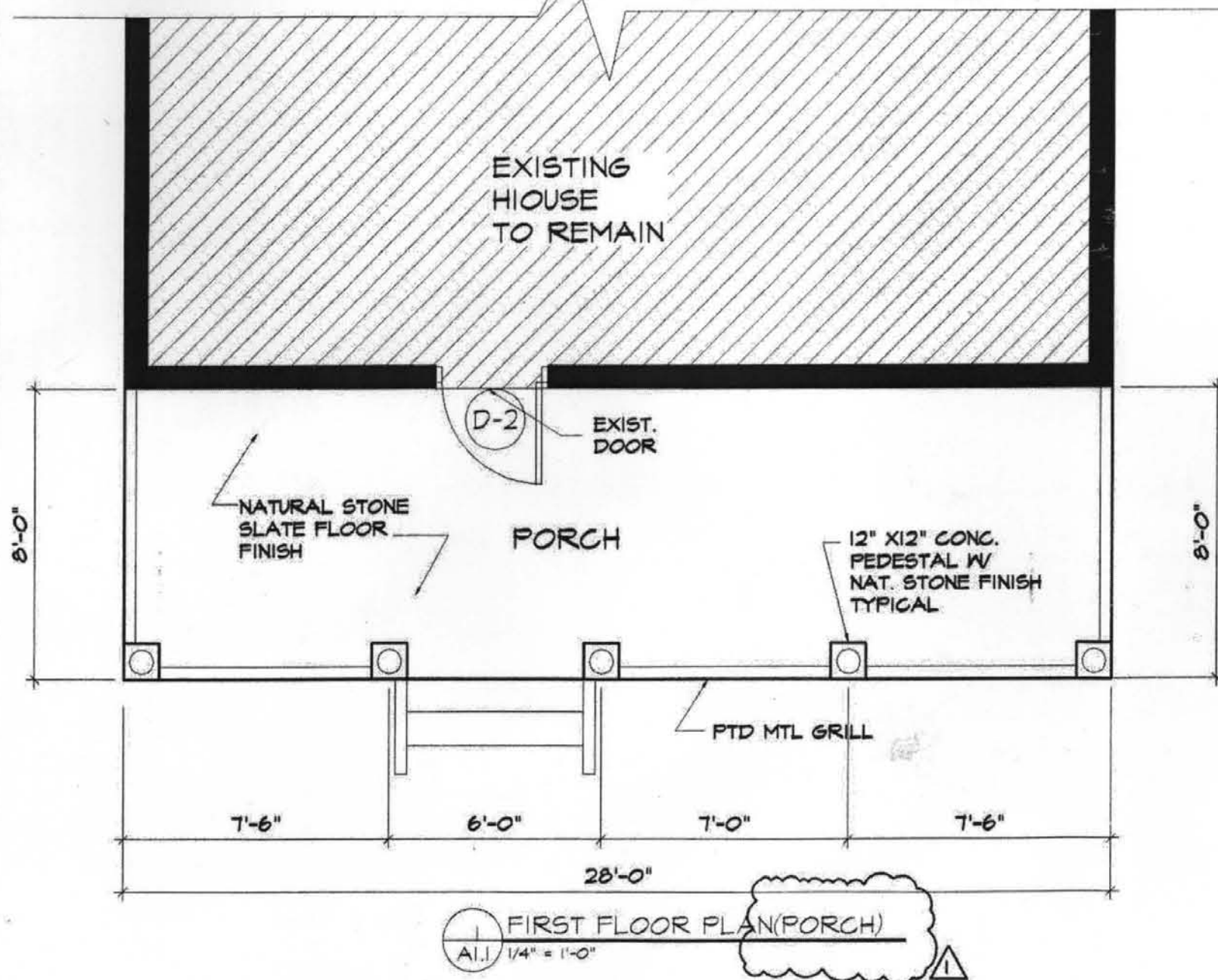
GEN NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2003 WITH AMENDMENTS & CITY OF GAITHERSBURG AMENDMENT

ALL MECHANICAL WORK SHALL BE IN ACCORDANCE W/ 2003 INTERNATIONAL MECH. CODE W/ AMENDMENTS

2003 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS

2004 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS



CITY COMMENTS
04-14-06

2 CITY COMMENTS
05-18-06

PROJECT/LOCATION:

PROPOSED ADDITION

PORCH/SUNROOM

20 MARYLAND AVENUE
GAITHERSBURG, MD

OWNER:

CONSTANTINE STEFANO

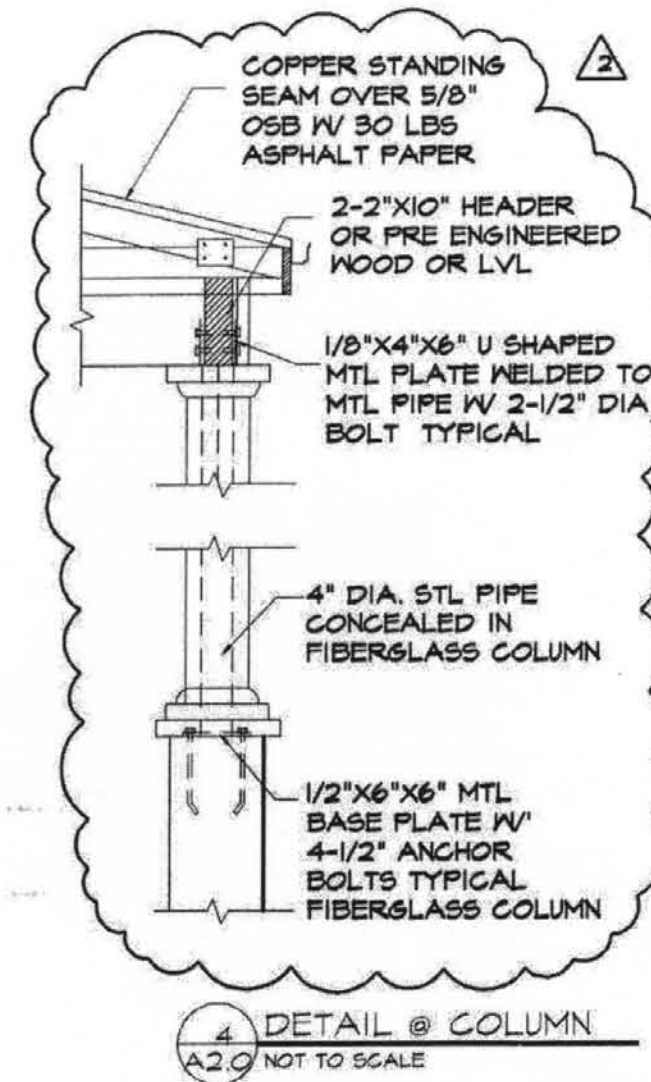
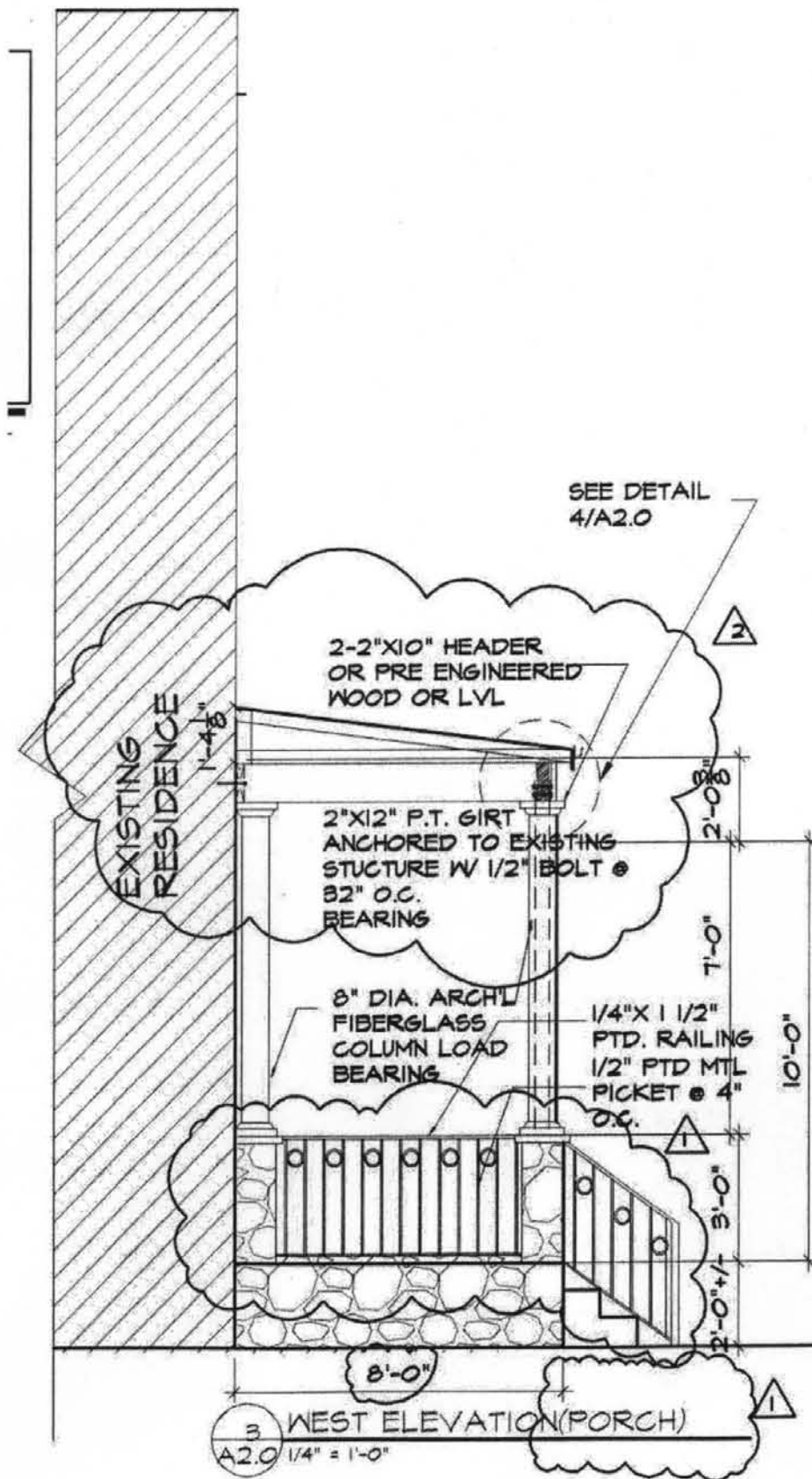
DRAWN: RMF

DATE: 03/31/06

SHEET NO:

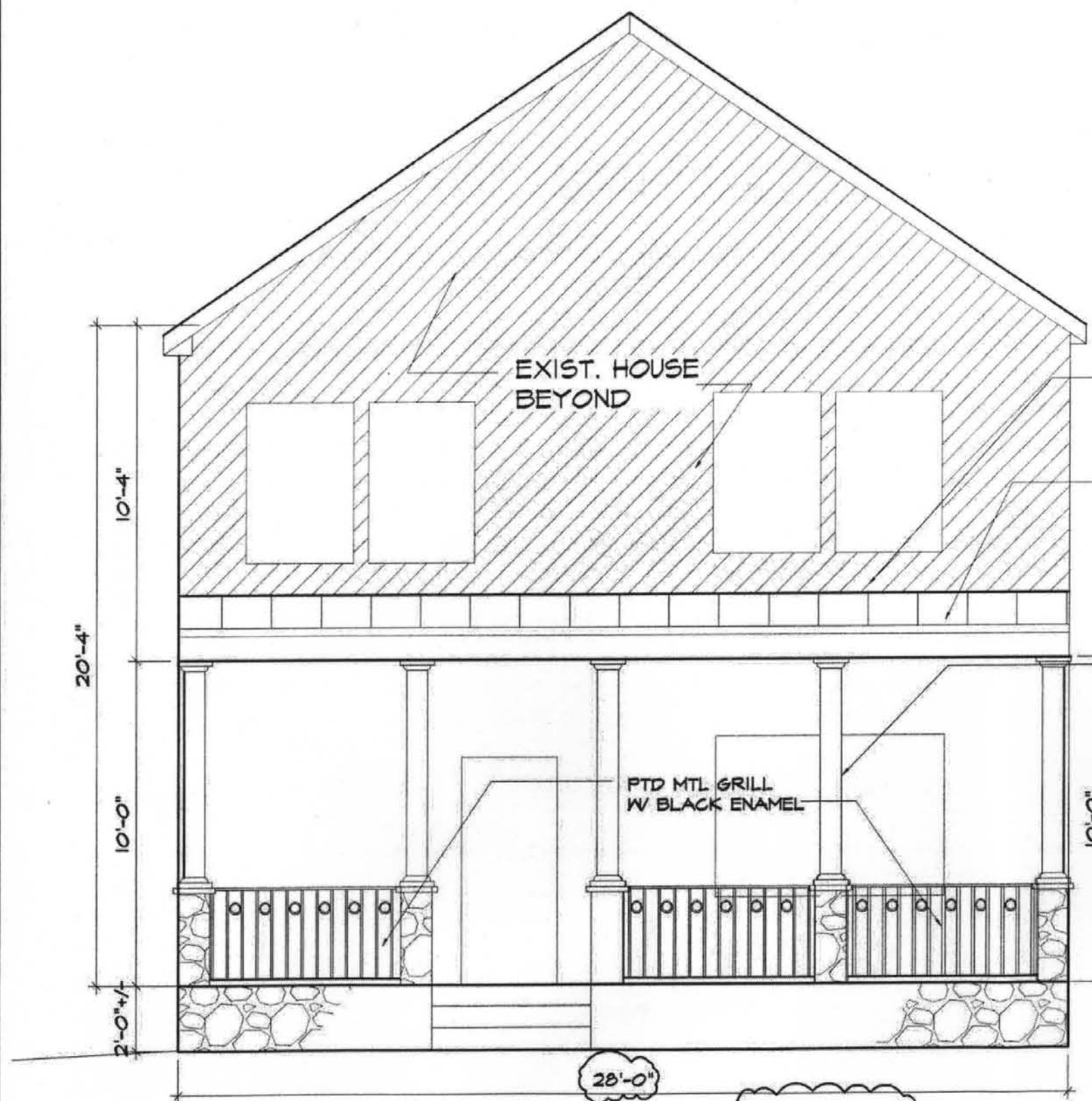
A1.1

SP-06-0004
Exhibit #7
6-7-06



2
CITY
COMMENTS
05-18-06

DRAWN: RMF	SHEET NO:	A1.2a
	DATE: 03/31/06	
OWNER:		
CONSTANTINE STEFANO		
PROJECT/LOCATION:		
PROPOSED ADDITION PORCH/SUNROOM 20 MARYLAND AVENUE GAITHERSBURG, MD		



1 SOUTH ELEVATION (PORCH)
A2.0 1/4" = 1'-0"

COPPER STANDING SEAM OVER 5/8" OSB W 50 LBS ASPHALT PAPER

2-2"x10" HEADER OR PRE ENGINEERED WOOD OR LVL

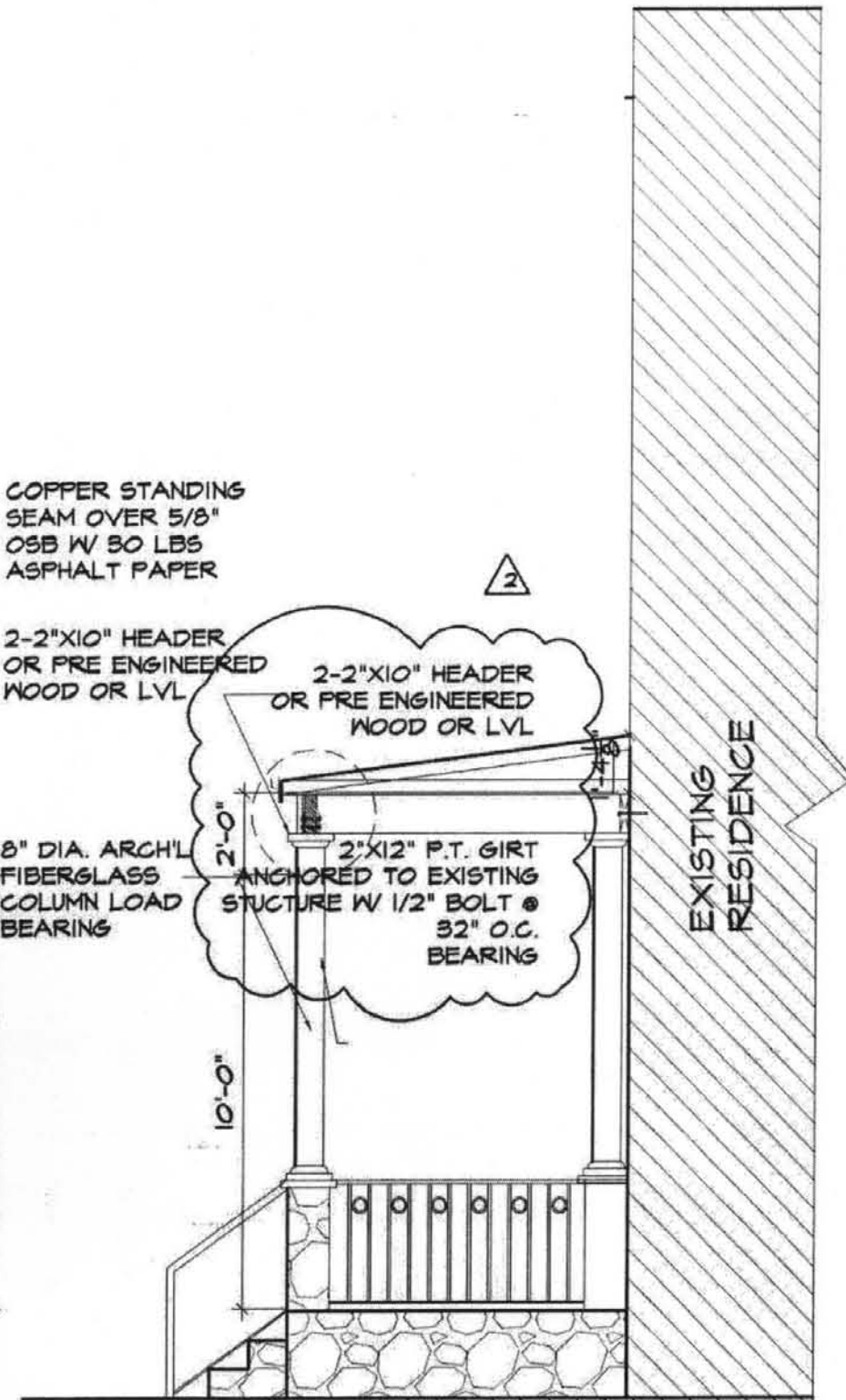
8" DIA. ARCH'L FIBERGLASS COLUMN LOAD BEARING

PTD MTL GRILL W/ BLACK ENAMEL

2-2"x10" HEADER OR PRE ENGINEERED WOOD OR LVL

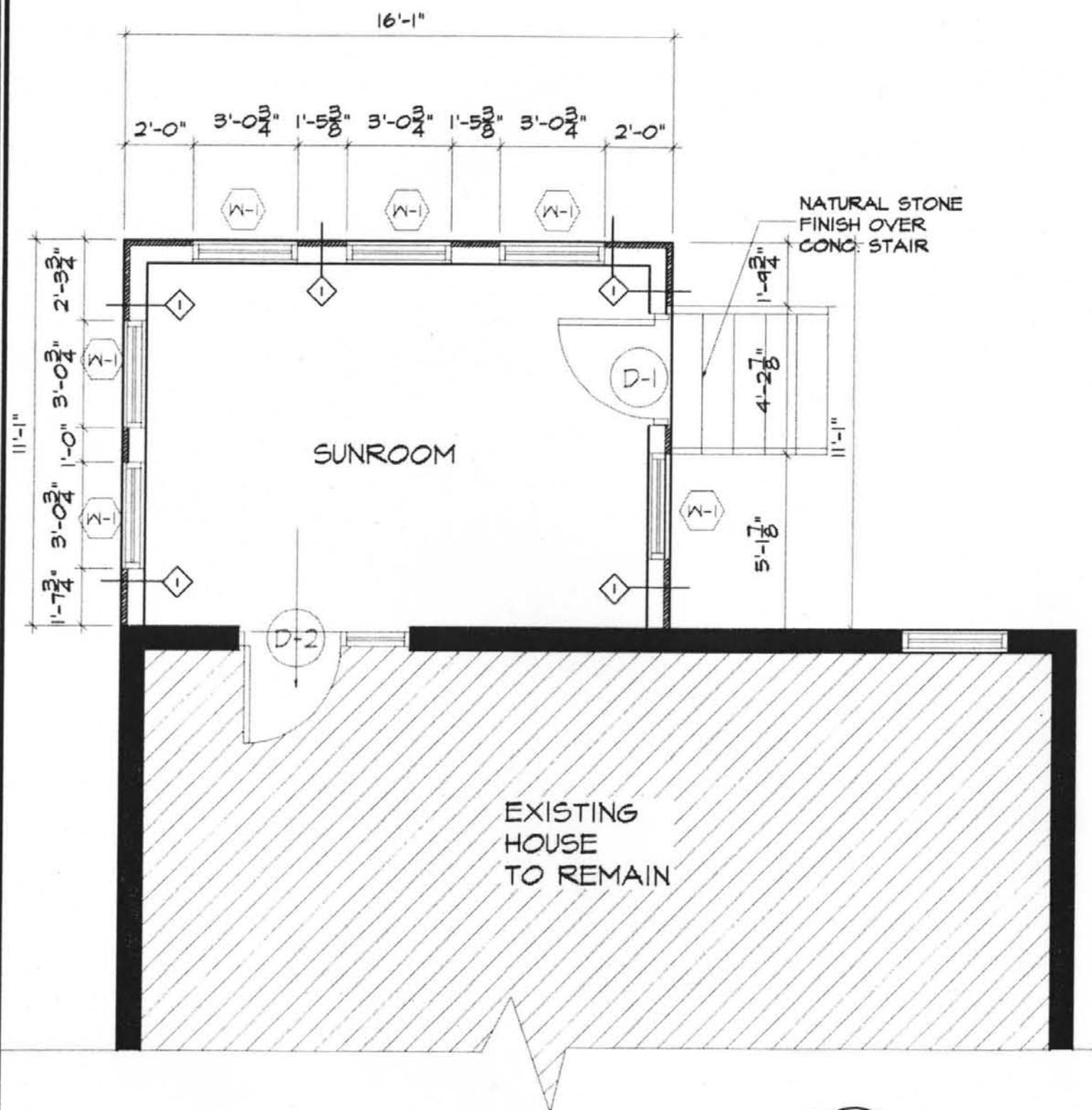
2"x12" P.T. GIRT ANCHORED TO EXISTING STRUCTURE W 1/2" BOLT @ 32" O.C. BEARING

EXISTING RESIDENCE



2 EAST ELEVATION (PORCH)
A2.0 1/4" = 1'-0"

CITY COMMENTS
04-14-06

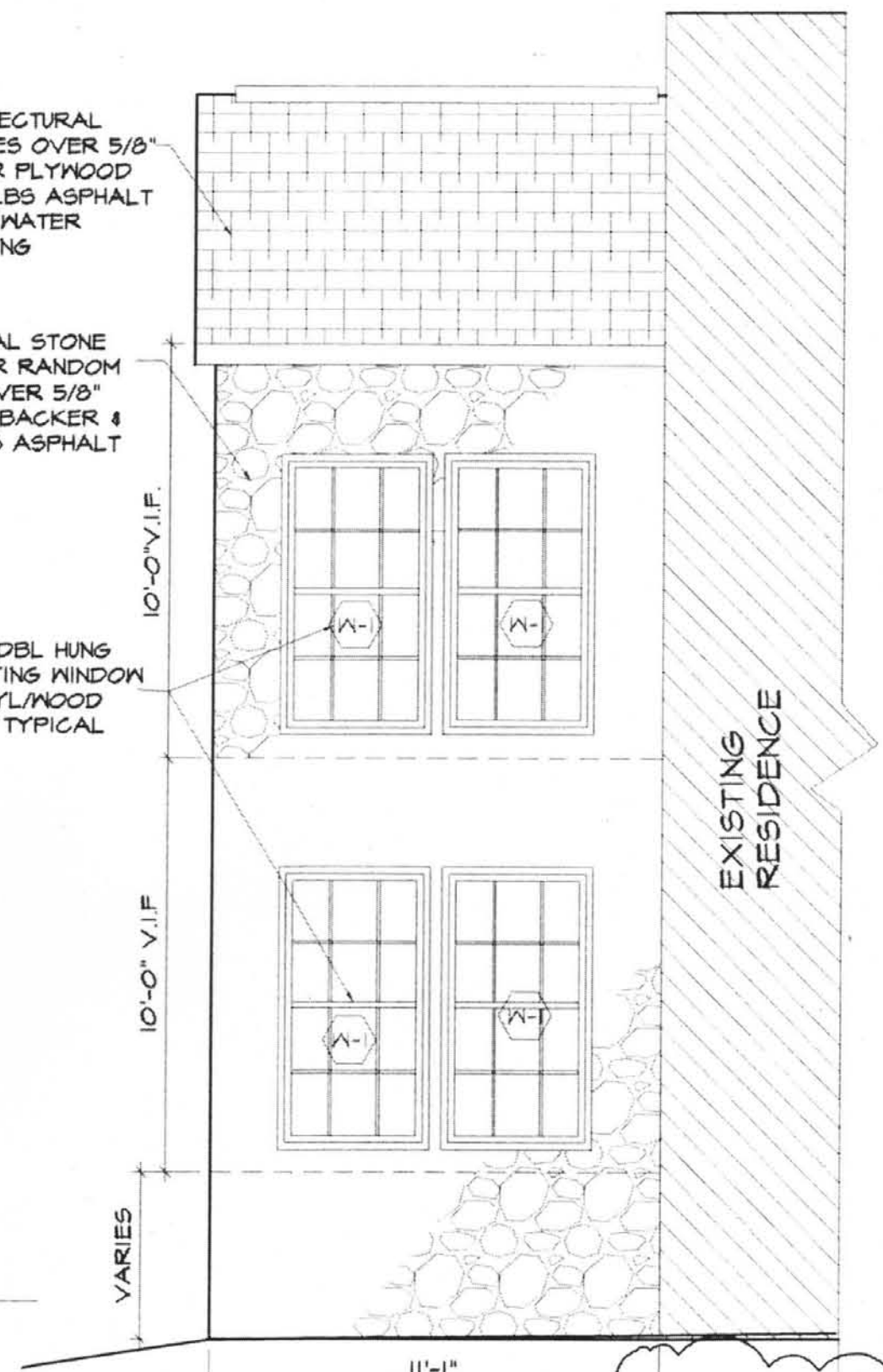


1 FIRST FLOOR PLAN(SUNROOM)
A1.2 1/4" = 1'-0"

ARCHITECTURAL SHINGLES OVER 5/8" OSB OR PLYWOOD W/ 30 LBS ASPHALT PAPER WATER PROOFING

NATURAL STONE VENEER RANDOM SIZE OVER 5/8" HARDI BACKER & 30 LBS ASPHALT PAPER

LOW E DBL HUNG INSULATING WINDOW ON VINYL/WOOD FRAME TYPICAL



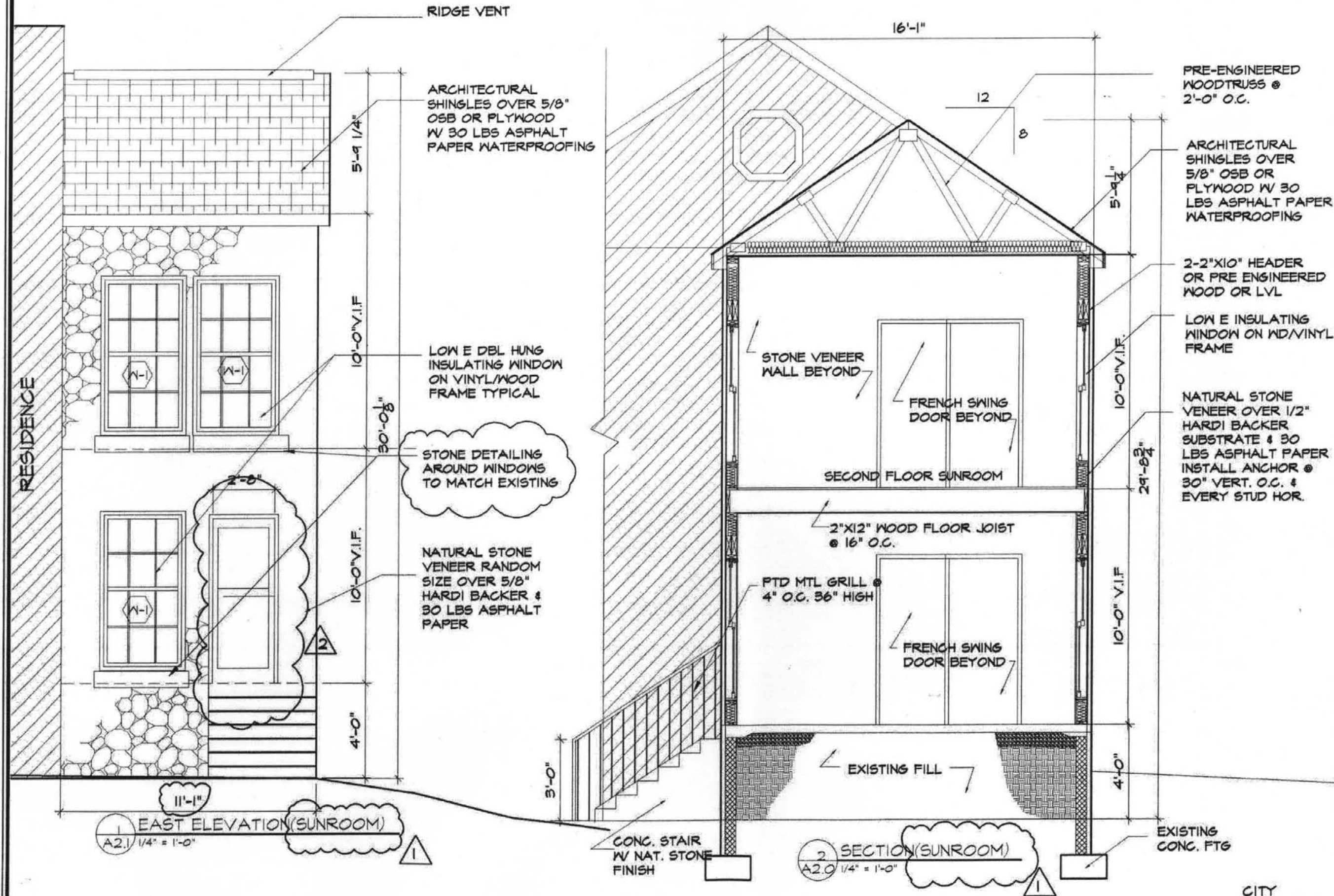
2 WEST ELEVATION(SUNROOM)
A1.2 1/4" = 1'-0"

1

NOTED COMMENTS
04-14-06

PROJECT/LOCATION: PROPOSED ADDITION PORCH/SUNROOM 20 MARYLAND AVENUE GAITHERSBURG, MD	OWNER: CONSTANTINE STEFANOU	DRAWN: RMF	SHEET NO A1.2
		DATE: 03/31/06	

SP-06-0004
Exhibit #8
6-7-06



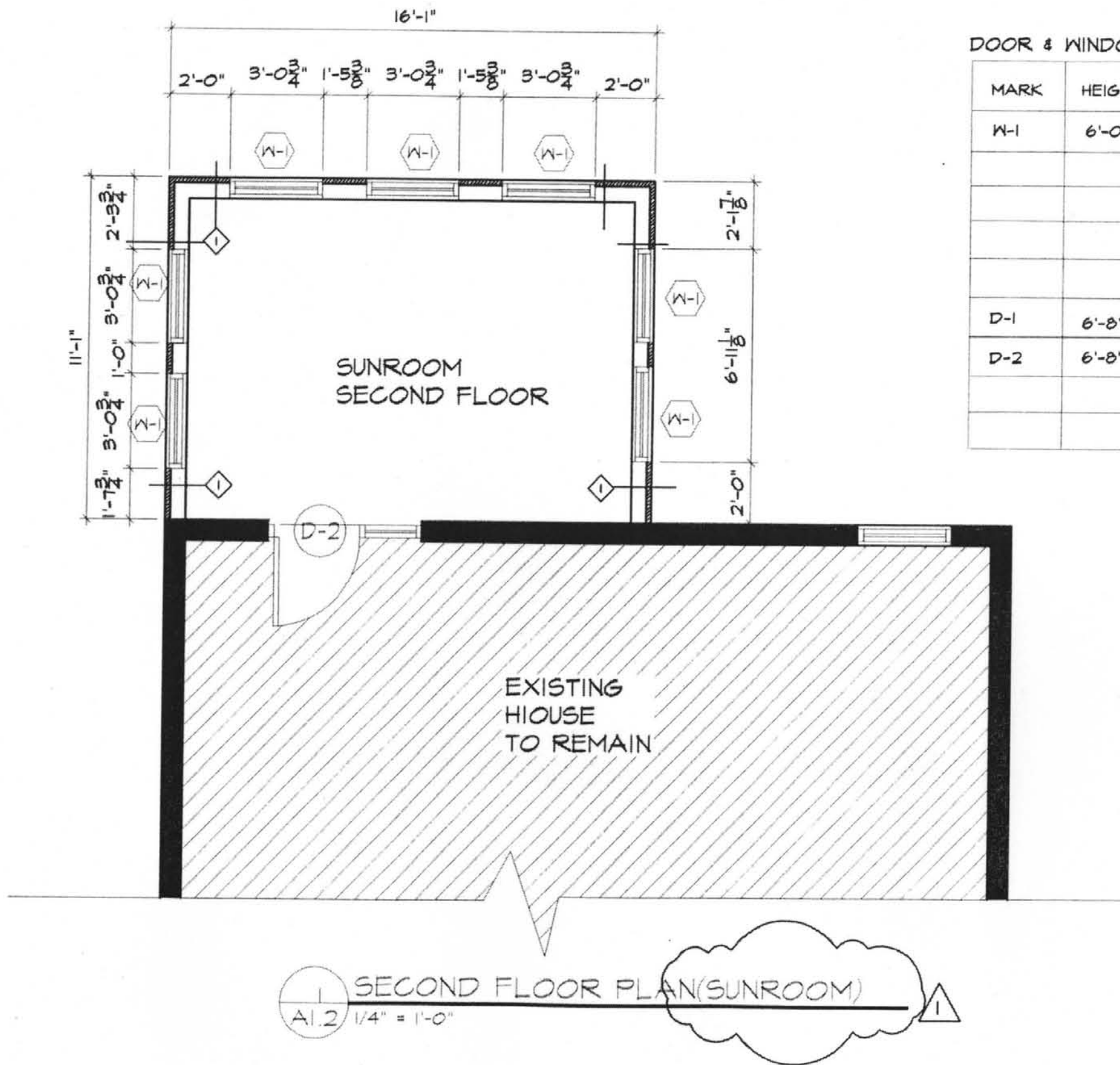
SHEET NO:		A2.1	
DRAWN: RMF	DATE: 03/31/06		
OWNER:		CONSTANTINE STEFANOU	
PROJECT/LOCATION:		PROPOSED ADDITION PORCH/SUNROOM 20 MARYLAND AVENUE GAITHERSBURG, MD	
CITY COMMENTS		04-14-06	



<p>PROJECT/LOCATION:</p> <p>PROPOSED ADDITION PORCH/SUNROOM</p> <p>20 MARYLAND AVENUE GAITHERSBURG, MD</p>	<p>OWNER:</p> <p>CONSTANTINE STEFANOU</p>	<p>DRAWN: RMF</p> <p>DATE: 03/31/06</p> <p>SHEET N</p> <p>A2.</p>
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CITY
COMMENTS
04-14-06

11(16)
176



DOOR & WINDOW SCHEDULE:

MARK	HEIGHT	WIDTH	NO OF SETS	REMARKS
W-1	6'-0"	3'-0"	13	DBL HUNG LOW E INSULATING WD/VINYL WINDOW
D-1	6'-8"	3'-0"	1	SWING FRENCH DOOR, HALF GLASS
D-2	6'-8"	2'-10"	2	EXISTING FRENCH DOOR

DRAWN: RMF	SHEET N	A1.
	DATE: 03/31/06	
OWNER:		
PROJECT/LOCATION:		
PROPOSED ADDITION PORCH/SUNROOM 20 MARYLAND AVENUE GAITHERSBURG, MD		
CONSTANTINE STEFANO		